



CORY PELCHAT
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218 15 Avenue NW
Calgary, Alberta

MLS # A2255962



\$998,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,945 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Granite Counters		

Inclusions: N/A

Rare 2-Storey 1995 built original owner home in one of the best community in Crescent Heights. Functional and bright floor plan with solid hardwood and tile floors. Granite kitchen counter tops. Spacious Family and Living room, formal dining. Upstairs offers a large primary bedroom with 4-pc ensuite. Lower level is fully finished with a huge recreation room, bedroom and 4-pc full bath. Gardeners dream backyard with mature trees, plants and fruit trees! Highly desirable designated schools (Crescent Heights & Rosedale School) Centrally located, just minutes walk to shopping, restaurants and transit. Minutes to Downtown! Easy access to everywhere on 16 Ave(HWY 1) and Centre ST. Excellent future redevelopment potential with M-C1 zoning. This will sell quick. Don't delay. Note: Land Assembly opportunity, next door 216 15 Ave NW(A2215530) also for sale for a combined 9,428 SF M-C1 lot.